

Fill in this information to identify the case:

Debtor 1 Patricia Ann Ireland

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Southern District of Indiana

Case number 2090526

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:

Wells Fargo Bank, N.A.

Court claim no. (if known): 4

Date of payment change:

Must be at least 21 days after date of this notice

02/01/2021

New total payment:

Principal, interest, and escrow, if any \$ 448.75

Last 4 digits of any number you use to identify the debtor's account:

2 0 0 1

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 126.06New escrow payment: \$ 124.48

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☒ I am the creditor.

☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/Sahm Lovan _____ Date 01/04/2021
Signature

Print: Lovan, Sahm _____ Vice President Loan Documentation
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A. _____

Address MAC N9286-01Y _____
Number Street
1000 Blue Gentian Road _____
Address 2
Eagan MN 55121-7700
City State ZIP Code

Contact phone 800-274-7025 _____ NoticeOfPaymentInquiries@wellsfargo.com
Email

UNITED STATES BANKRUPTCY COURT

Southern District of Indiana

Chapter 13 No. 2090526

Judge: Andrea K. McCord

In re:

Patricia Ann Ireland

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before January 05, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Patricia Ann Ireland
779 Yenowine Lane

Georgetown IN 47122

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

Lloyd Koehler

400 Pearl St. Ste 200

New Albany IN 47150

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

Joseph M. Black, Jr.
Office of Joseph M. Black, Jr.
PO Box 846

Seymour IN 47274

/s/Sahm Lovan

Vice President Loan Documentation

Wells Fargo Bank, N.A.

HOME
MORTGAGEReturn Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement

For informational purposes only

Statement Date:

December 8, 2020

Loan number:

Property address:

779 YENOWINE LN
GEORGETOWN IN 47122PATRICIA A SCHMELZ
779 YENOWINE LN
GEORGETOWN IN 47122

Customer Service

Online
wellsfargo.comTelephone
1-800-340-0473Correspondence
PO Box 10335
Des Moines, IA 50306Hours of operation
Mon - Fri 7 a.m. - 7 p.m. CTTo learn more, go to:
wellsfargo.com/escrow

We accept telecommunications relay service calls

PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required minimum balance:** The escrow account balance is projected to be above the required minimum balance. This means there is an **overage**.

If payments required under the bankruptcy plan have not been made, any escrow overage will be held in the escrow account.

- **Payments:** As of the **February 1, 2021** payment, the contractual portion of the escrow payment **decreases**.

The escrow account has an overage of
\$47.56

Part 1 - Mortgage payment

New Payment

The new total payment will be **\$448.75**

| | Previous payment through 01/01/2021 payment date | New payment beginning with the 02/01/2021 payment |
|---------------------------|---|--|
| Principal and/or interest | \$324.27 | \$324.27 |
| Escrow payment | \$126.06 | \$124.48 |
| Total payment amount | \$450.33 | \$448.75 |

No action required

Starting **February 1, 2021** the new contractual payment amount will be **\$448.75**

See Page 2 for additional details.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$1,295.86. For the coming year, we expect the amount paid from escrow to be \$1,493.72.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

| | 08/19 - 07/20 (Actual) | 03/20 - 02/21 (Actual) | 05/20 - 12/20 (Actual) | 02/21 - 01/22 (Projected) | | # of months | | New monthly escrow amount |
|----------------------------------|---------------------------|---------------------------|---------------------------|------------------------------|---|----------------|---|---------------------------------|
| Property taxes | \$375.98 | \$395.72 | \$197.86 | \$395.72 | ÷ | 12 | = | \$32.98 |
| Property insurance | \$1,117.00 | \$1,098.00 | \$1,098.00 | \$1,098.00 | ÷ | 12 | = | \$91.50 |
| Total taxes and insurance | \$1,492.98 | \$1,493.72 | \$1,295.86 | \$1,493.72 | ÷ | 12 | = | \$124.48 |
| Total escrow | \$1,492.98 | \$1,493.72 | \$1,295.86 | \$1,493.72 | | | | \$124.48 |

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

| | | | |
|---|---|----------------|---|
| Lowest projected escrow balance October, 2021 | | \$47.56 | (Calculated in Part 3 - Escrow account projections table) |
| Minimum balance for the escrow account | - | \$0.00 | |
| Escrow overage | = | \$47.56 | |

Part 3 - Escrow account projections

Escrow account projections from February, 2021 to January, 2022

| Date | Payments to escrow | What we expect to pay out | Description | Projected escrow balance | Balance required in the account |
|----------|--------------------|---------------------------|------------------|--------------------------|---------------------------------|
| Jan 2021 | | | Starting balance | \$420.96 | \$373.40 |
| Feb 2021 | \$124.48 | \$0.00 | | \$545.44 | \$497.88 |
| Mar 2021 | \$124.48 | \$0.00 | | \$669.92 | \$622.36 |
| Apr 2021 | \$124.48 | \$197.86 | FLOYD COUNTY (W) | \$596.54 | \$548.98 |
| May 2021 | \$124.48 | \$0.00 | | \$721.02 | \$673.46 |
| Jun 2021 | \$124.48 | \$0.00 | | \$845.50 | \$797.94 |
| Jul 2021 | \$124.48 | \$0.00 | | \$969.98 | \$922.42 |
| Aug 2021 | \$124.48 | \$0.00 | | \$1,094.46 | \$1,046.90 |
| Sep 2021 | \$124.48 | \$1,098.00 | STATE FARM INS | \$120.94 | \$73.38 |
| Oct 2021 | \$124.48 | \$197.86 | FLOYD COUNTY (W) | \$47.56 | \$0.00 |
| Nov 2021 | \$124.48 | \$0.00 | | \$172.04 | \$124.48 |
| Dec 2021 | \$124.48 | \$0.00 | | \$296.52 | \$248.96 |
| Jan 2022 | \$124.48 | \$0.00 | | \$421.00 | \$373.44 |
| Totals | \$1,493.76 | \$1,493.72 | | | |

Part 4 - Escrow account history

Escrow account activity from May, 2020 to January, 2021

| Date | Deposits to escrow | | | Payments from escrow | | | Description | Escrow balance | | |
|---------------------|--------------------|------------|------------|----------------------|------------|-------------|------------------|----------------|------------|-------------|
| | Actual | Projected | Difference | Actual | Projected | Difference | | Actual | Projected | Difference |
| May 2020 | | | | | | | Starting Balance | -\$298.81 | \$558.50 | -\$857.31 |
| May 2020 | \$0.00 | \$126.06 | -\$126.06 | \$0.00 | \$0.00 | \$0.00 | | -\$298.81 | \$684.56 | -\$983.37 |
| Jun 2020 | \$0.00 | \$126.06 | -\$126.06 | \$0.00 | \$0.00 | \$0.00 | | -\$298.81 | \$810.62 | -\$1,109.43 |
| Jul 2020 | \$0.00 | \$126.06 | -\$126.06 | \$0.00 | \$0.00 | \$0.00 | | -\$298.81 | \$936.68 | -\$1,235.49 |
| Aug 2020 | \$127.11 | \$126.06 | \$1.05 | \$1,098.00 | \$0.00 | \$1,098.00 | STATE FARM INS | -\$1,269.70 | \$1,062.74 | -\$2,332.44 |
| Sep 2020 | \$127.11 | \$126.06 | \$1.05 | \$0.00 | \$1,117.00 | -\$1,117.00 | STATE FARM INS | -\$1,142.59 | \$71.80 | -\$1,214.39 |
| Oct 2020 | \$0.00 | \$126.06 | -\$126.06 | \$197.86 | \$197.86 | \$0.00 | FLOYD COUNTY (W) | -\$1,340.45 | \$0.00 | -\$1,340.45 |
| Nov 2020 | \$254.22 | \$126.06 | \$128.16 | \$0.00 | \$0.00 | \$0.00 | | -\$1,086.23 | \$126.06 | -\$1,212.29 |
| Dec 2020 (estimate) | \$1,381.13 | \$126.06 | \$1,255.07 | \$0.00 | \$0.00 | \$0.00 | | \$294.90 | \$252.12 | \$42.78 |
| Jan 2021 (estimate) | \$126.06 | \$126.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$420.96 | \$378.18 | \$42.78 |
| Totals | \$2,015.63 | \$1,134.54 | \$881.09 | \$1,295.86 | \$1,314.86 | -\$19.00 | | | | |



